

STORMWATER NOTES:

IMPERVIOUS AREA:
EXISTING IMPERVIOUS SURFACE 16,037 SQ.FT.
PROPOSED IMPERVIOUS SURFACE 281,064 SQ.FT.
TOTAL AREA OF SITE 374,523 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-8220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

SITE DATA

PROPERTY ADDRESS: 9413 OLD BARDSTOWN RD.
D.B. 5108, PG. 284
TAX BLOCK 61, LOT 86, 97, 111, 117, 119
GROSS ACREAGE: 8.83 AC.
NET ACREAGE: 8.60 AC.
EXISTING ZONING R-4 & C-1 PROPOSED ZONING C-1
NEIGHBORHOOD FORM DISTRICT
HEIGHT: 30' (MAX)
BUILDING AREA: 103,180 SQ.FT.
EXISTING USE: RESIDENTIAL
PROPOSED USE: OFFICE/RETAIL/RESTAURANT/BANK
FAR = 0.28
COUNCIL DISTRICT: 20
FIRE CANYON: FERN CREEK

TREE CANOPY CALCULATION

NET PROPERTY AREA 8.83 ACRES = 374,523 SQ.FT.
374,523 SQ.FT. x 0.20 = 74,905 SQ.FT. OF TREE CANOPY
74,905 SQ.FT./720 SQ.FT. = 104 TYPE A TREES

SOME EXISTING TREES ON SITE WILL POSSIBLY BE PRESERVED AND ADDITIONAL TREE WILL BE PROVIDED AS REQUIRED TO MEET TOTAL TREE CANOPY REQUIREMENTS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

GENERAL NOTES

ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.

ALL RADII ARE 5' UNLESS NOTED OTHERWISE.

PAVEMENT SHALL BE ASPHALTIC CONCRETE.

RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.

LOW IMPACT DEVELOPMENT TECHNIQUES SHALL IMPLEMENTED IN LEU OR IN CONJUNCTION WITH DETENTION.

KTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MSD SANITARY SEWERS AVAILABLE BY L.E., SUBJECT TO FEES AND CHARGES.

SITE MAY BE SUBJECT TO REGIONAL FACILITY FEE.

ALL MULTI-UNIT AND COMMERCIAL DEVELOPMENTS SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS AND MSD'S FATS, OIL AND GREASE MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT IN THE MSD ENFORCEMENT RESPONSE PLAN.

THE SITE MUST BE DESIGNED IN COMPLIANCE WITH ADA REQUIREMENTS.

PAYMENT MARKINGS FOR BIKE LANE SHOULD BE IN ACCORDANCE WITH MUTCD STANDARDS.

PRIOR TO CONSTRUCTION PLAN APPROVAL THE DEVELOPER SHALL BE REQUIRED TO OBTAIN APPROVAL FROM THE FERN CREEK FIRE DEPARTMENT FOR FIRE HYDRANT AND KNOX BOX LOCATIONS.

THIXTON LANE IMPROVEMENTS SHOWN PER DETAILED DISTRICT DEVELOPMENT PLAN FOR 10500 THIXTON LN. FOR SJS LAND, INC., MAY 2005.

OLD BARDSTOWN ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12' FROM CENTERLINE PAVEMENT WIDENING (MIN. 2' WIDENING) AND 6'-8" SHOULDERS PER METRO PUBLIC WORKS STANDARDS.

REQUESTED WAIVERS:

A WAIVER IS BEING REQUESTED TO ALLOW VUA LANDSCAPE BUFFER AREAS AND PARKWAY BUFFERS TO OVERLAP WITH EASEMENTS FOR MORE THAN 50% OF THE WIDTH OF THE REQUIRED BUFFER AS SHOWN ON THE PLAN. THE EASEMENT OVERLAP INCLUDES 10 FEET OF EXISTING LWC EASEMENT ENCROUCHING INTO THE 15 FOOT LWC.

A WAIVER IS BEING REQUESTED TO ELIMINATE THE REQUIRED 5 FOOT WIDE SIDEWALK FROM THE BARDSTOWN ROAD PROPERTY FRONTAGE.

A WAIVER IS BEING REQUESTED TO ALLOW POSSIBLE RETAINING WALLS TO BE LOCATED WITHIN THE LANDSCAPE BUFFER AREAS.

A WAIVER IS BEING REQUESTED TO ALLOW THE PROPERTY PERMITS BUFFER TO OVERLAP WITH EASEMENTS FOR MORE THAN 50% OF THE WIDTH OF THE REQUIRED BUFFER ADJACENT TO THE FERN CREEK FIRE STATION ALONG THE NORTH PROPERTY LINE OF THE RENAISSANCE MARKETPLACE SOUTH DEVELOPMENT.

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 11447
APPROVAL DATE: Sept. 3, 2009
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION
COMMISSION

UTILITY PROTECTION NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-762-8007 OR LOCAL NO. 502-266-6123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA 374,523 SQ.FT.
PROPOSED VEHICULAR USE AREA 169,300 SQ.FT.
REQUIRED INTERIOR LANDSCAPING 12,898 SQ.FT. (7.5%)
PROVIDED INTERIOR LANDSCAPING 14,845 SQ.FT. (8.6%)

LOW IMPACT DEVELOPMENT NOTE:

THIS DEVELOPMENT SHALL ATTEMPT TO INCORPORATE LOW IMPACT DEVELOPMENT TECHNIQUES WHEN APPROPRIATE AND COST EFFECTIVE.

DUMPSTER ENCLOSURE NOTE:

ALL DUMPSTER ENCLOSURES SHALL MEET OR EXCEED CHAPTER 10, PART 2 OF LDC.

PARKING SUMMARY:

RESTAURANT - 8,170 SQ.FT.
MINIMUM PARKING SPACES REQUIRED 1 SP/125 SQ.FT. = 65
MAXIMUM PARKING SPACES REQUIRED 1 SP/60 SQ.FT. = 163
BANK - 4,400 SQ.FT.
MINIMUM PARKING SPACES REQUIRED 1 SP/300 SQ.FT. = 15
MAXIMUM PARKING SPACES REQUIRED 1 SP/200 SQ.FT. = 22
RETAIL - 65,343 SQ.FT.
MINIMUM PARKING SPACES REQUIRED 1 SP/250 SQ.FT. = 261
MAXIMUM PARKING SPACES REQUIRED 1 SP/200 SQ.FT. = 327
GENERAL OFFICE - 12,484 SQ.FT.
MINIMUM PARKING SPACES REQUIRED 1 SP/350 SQ.FT. = 36
MAXIMUM PARKING SPACES REQUIRED 1 SP/200 SQ.FT. = 65
COFFEE SHOP - 1,600 SQ.FT.
MINIMUM PARKING SPACES REQUIRED 1 SP/200 SQ.FT. = 8
MAXIMUM PARKING SPACES REQUIRED 1 SP/100 SQ.FT. = 16
TOTAL MINIMUM PARKING SPACES REQUIRED 387
TOTAL MAXIMUM PARKING SPACES REQUIRED 593 (10% REDUCTION)
TOTAL PARKING SPACES PROVIDED 386 SPACES (INCLUDES 10 HANDICAP SPACES)
10% REDUCTION IN PARKING TARC ROUT 86 STOP AT THIXTON LANE AND BARDSTOWN ROAD.

APPROXIMATE DETENTION CALCULATION

PRE-DEVELOPED PERVIOUS 348,486/374,523 x 0.20 = 0.19
POST-DEVELOPED PERVIOUS 16,037/374,523 x 0.20 = 0.05
IMPERVIOUS 16,037/374,523 x 0.95 = 0.04
POST-DEVELOPED IMPERVIOUS 281,064/374,523 x 0.95 = 0.71
PRE-DEVELOPED C = 0.23
POST-DEVELOPED C = 0.76
REQUIRED VOLUME: (0.76-0.23) x 2.9/12 x 8.60 = 1.10 AC-FT

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: *Reston*

BY: *John D. Perkins*
DATE: *8/26/09*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PROVIDE AND SHOW CROSSOVER EASEMENTS AND SHUT TO ADJACENT PROPERTY FOR POTENTIAL FUTURE DRIVEWAY CONNECTIONS. ADD NOTE TO BINDING ELEMENT REGARDING FUTURE CONNECTION.

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VARIANCE REQUEST TO ALLOW BUILDINGS TO SETBACK MORE THAN 80 FEET FROM BARDSTOWN AND OLD BARDSTOWN ROADS. CHAPTER 6.3.1.C.6 (TABLE 6.3.2). THE MAXIMUM SETBACK FROM BARDSTOWN ROAD IS NO MORE THAN 112.88 FEET AND THE MAXIMUM SETBACK FROM OLD BARDSTOWN ROAD IS NO MORE THAN 105.50 FEET.

VARIANCE REQUEST TO ALLOW PARKING TO ENCHANCE 5-PEET INTO A REQUIRED 30-FOOT SETBACK ALONG THE NORTH PROPERTY LINE ADJACENT TO THE FERN CREEK FIRE STATION PROPERTY. CHAPTER 6.3.1.C.6 (TABLE 6.3.2).

TREE PRESERVATION NOTE:

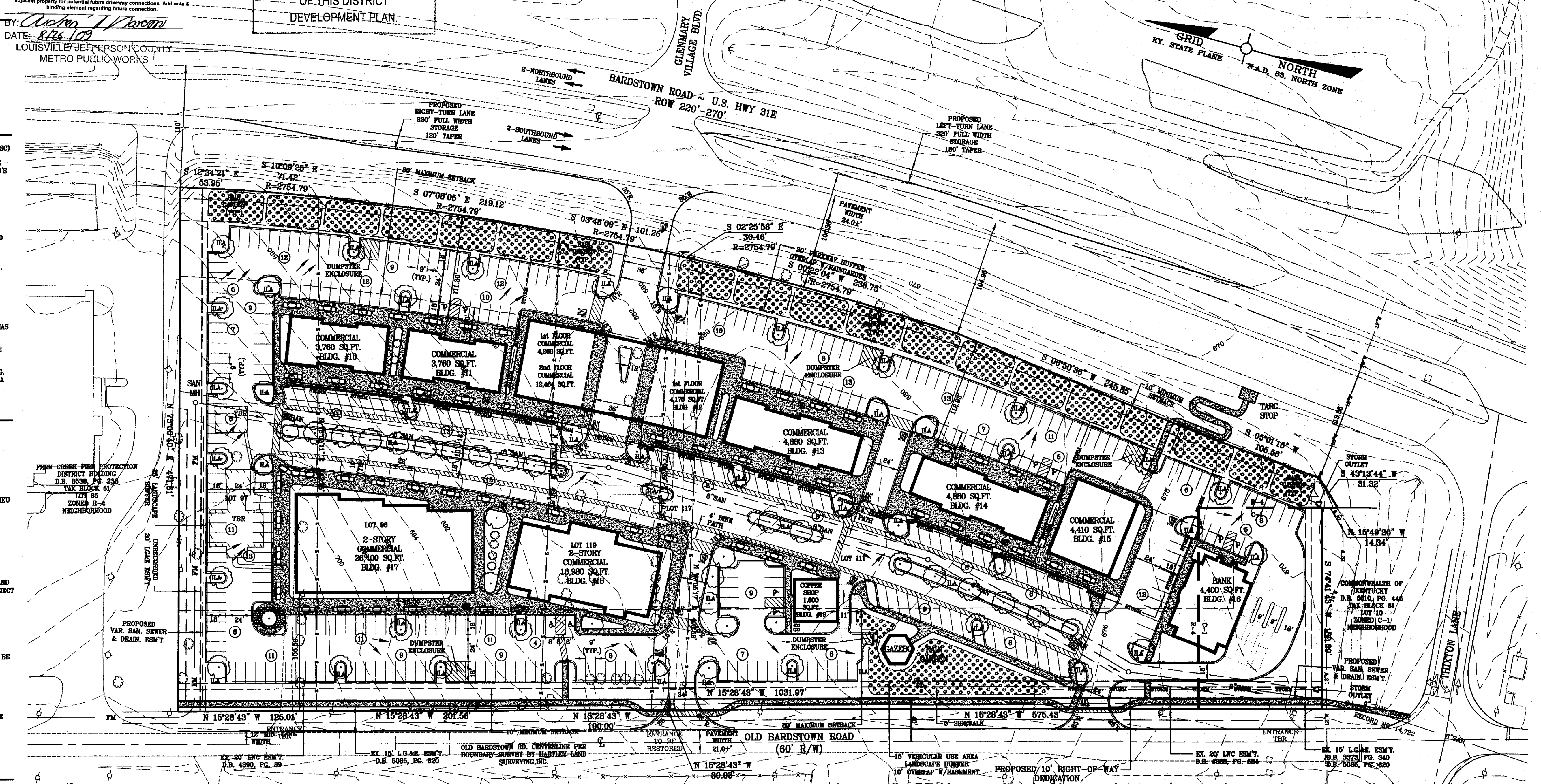
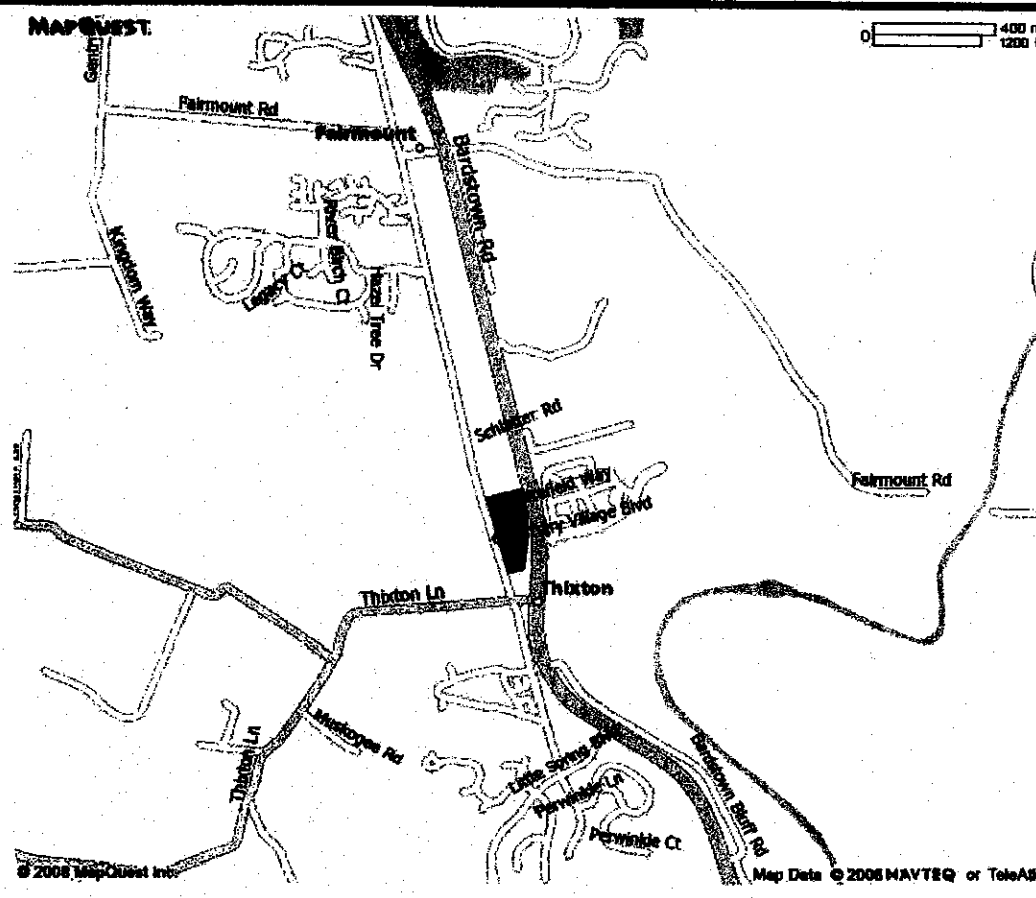
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREES AND THEIR ROOT SYSTEMS FROM COMPACTON. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

MSD NOTE:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAINS THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

LEGEND

EXISTING SPOT ELEVATION
EX. SANITARY/STORM SEWER
EXISTING CONTOURS
EXISTING DRAINAGE FLOW
EXISTING FENCELINE
EXISTING OVERHEAD ELECTRIC
EXISTING SANITARY/STORM MANHOLE
EXISTING TREE
EXISTING LIGHT STANDARD
EXISTING UTILITY POLE
EXISTING FIRE HYDRANT
EXISTING TRAFFIC SIGN
PROPOSED FORCE MAIN



PRELIMINARY APPROVAL
Condition of Approval:
Development Review: *[Signature]* Date: *8/26/09*
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

AUG 19 2009
PLANNING & DESIGN SERVICES

GRAPHIC SCALE: 1" = 50'

W.M.# 9984

NO.	DATE	DESCRIPTION
1	4-17-09	CHANGES PER AGENCY COMMENTS
2	6-2-09	CHANGES PER AGENCY COMMENTS

DUNAWAY ENGINEERING, INC.
3404 STONY SPRING CIRCLE
LOUISVILLE, KENTUCKY, 40220
PH: 871-0060 FAX: 671-0311
EMAIL: DUNAWAY@DUNAWAYENGINEERING.COM

DATE
SIGNATURE

DETAILED DISTRICT DEVELOPMENT PLAN
FOR RENAISSANCE MARKETPLACE SOUTH
OWNER/DEVELOPER
GVR, LLC/RENAISSANCE DEVELOPMENT
11620 COMMONWEALTH DRIVE
LOUISVILLE, KENTUCKY 40298

DRAWN BY: *[Signature]* CHECK BY: *[Signature]*
DATE: FEB. 18, 2009
DRAWING: DDDP
SCALE: 1" = 50'
SHEET 1 OF 1